



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2727 28 Avenue #226, Calgary T2B0L4**

MLS®#: **A2178984**

Area: **Dover**

Listing Date: **11/13/24**

List Price: **\$315,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **700**  
Low Sqft:  
Ttl Sqft: **700**

**Underground**

DOM

**69**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Concrete,Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 11`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 5`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 7`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`11" x 11`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`4" x 4`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$451**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0912977**

Remarks

Pub Rmks: **(OPEN HOUSE SAT JAN 18TH 2-4PM AND SUNDAY JAN 19TH 12-2PM) PRE-INSPECTED! Discover your ideal living space in the heart of Dover! This charming 2-bedroom, 1-bath apartment offers a modern and comfortable living experience, perfect for individuals or small families. Cook and entertain in style with a contemporary kitchen featuring a black granite counter top, high raised bar and stainless steel appliances, including a NEW DISHWASHER and NEW Light fixtures. Enjoy the spacious living room adorned with large windows that invite plenty of natural light, creating a warm and inviting atmosphere. A small desk area in the living room provides a convenient spot for those who work from home, leading out to your private balcony with a tranquil COURTYARD VIEW. The apartment boasts NEW WALL PAINT AND NEW FLOORING all over the unit ensuring a fresh and modern feel throughout. Take advantage of HEATED UNDERGROUND parking and assigned storage few steps from the elevator for your convenience. Just 8 minutes from downtown Calgary, offering easy access to work and entertainment. Highly accessible with public transportation options nearby, making commuting a breeze. This PROFESSIONALLY CLEANED and MOVE-IN READY apartment is waiting for you! Don't miss your chance to call this lovely space your home. Schedule a viewing today!**

Inclusions: **none**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









